



# 2023 Second Quarter Development Update

Vernon City Council | August 14, 2023

John Perrott, Manager, Economic Development & Tourism

- Development & Real Estate Indicators
- Development Pattern Map
- Development Previews & Highlights



# Development & Real Estate Activity

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Single Family Home  
**33 Permits**



Single Family Home w/Suite  
**7 Permits**



Multi-Family Home  
**10 Permits**

**92 / 251**  
new residential units  
approved for construction  
this quarter / year



Institutional Building  
**8 Permits**



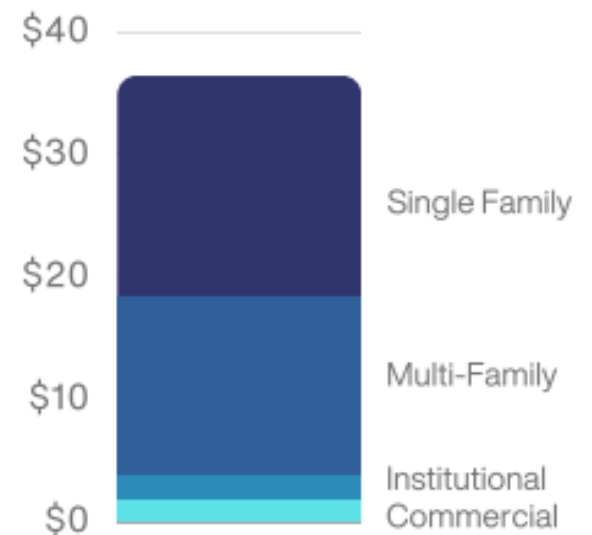
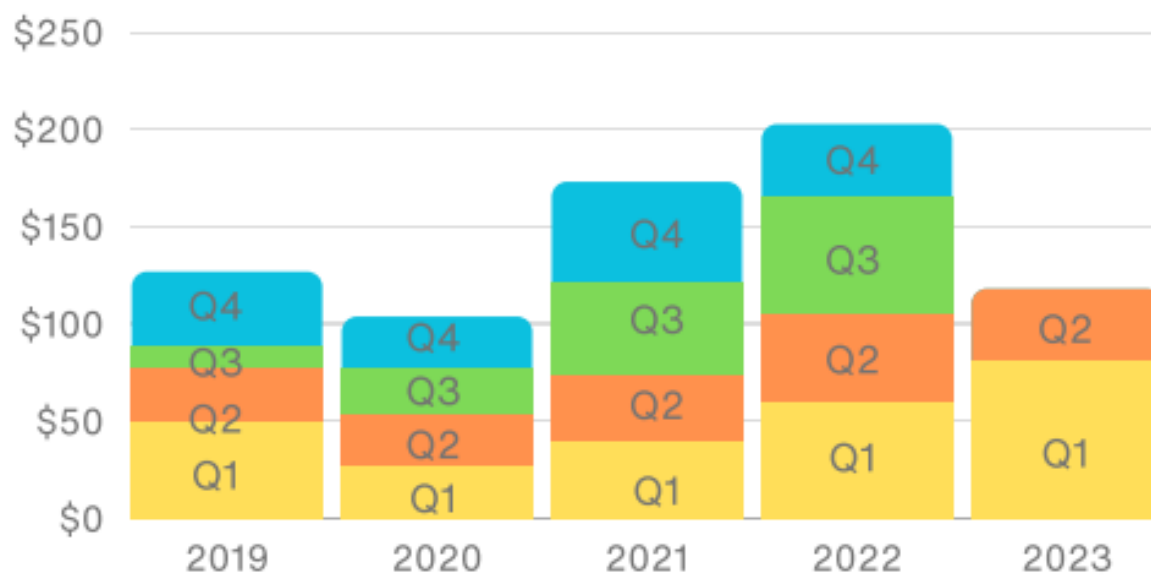
Commercial Building  
**13 Permits**



Industrial Building  
**0 Permits**

**92 vs 108**  
total number of Building  
Permits issued in Q2 2023  
vs Q1 2023

Source: City of Vernon



Source: City of Vernon

**Building Permits**  
Typically processed within 4 weeks



**Development Permits**  
Typically processed within 3 months



**Development Variance Permit /  
Rezoning Applications**  
Typically processed within 6 months



## Why / When to change the colours?

Processing times exceed internal targets due to:

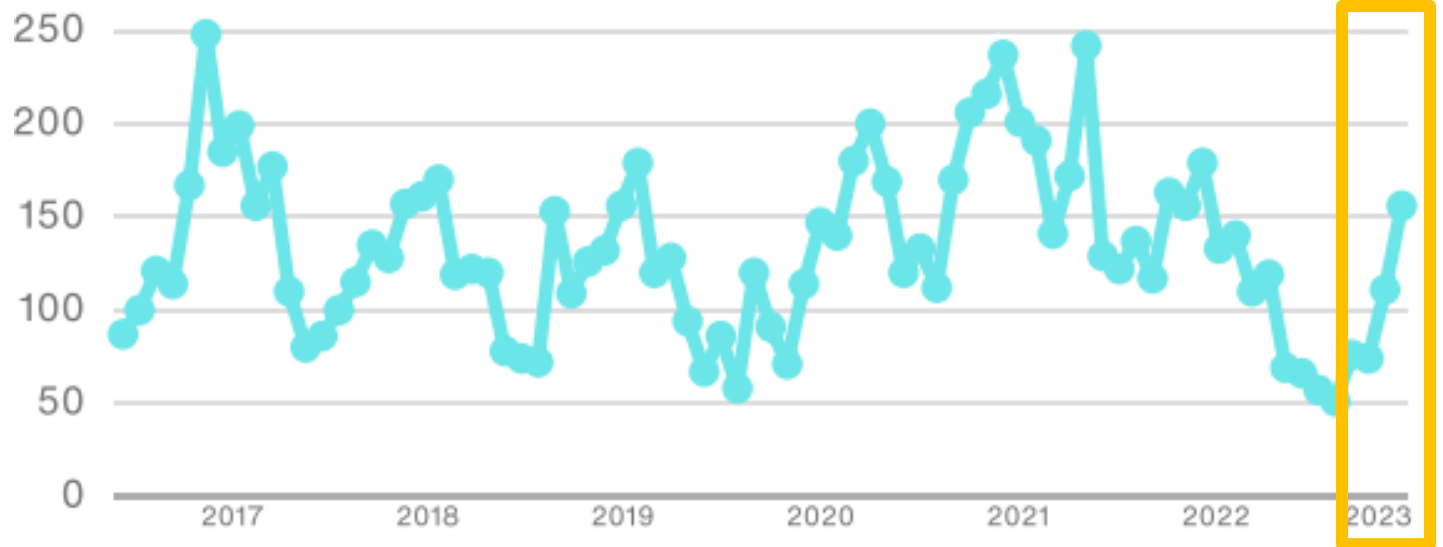
- Increase in application volumes
- Complexity of applications
- Staffing levels / processing capacity

Source: City of Vernon





Fair Market Value  
Average Sales Price:  
**\$669,130**  
9% decrease over  
previous quarter

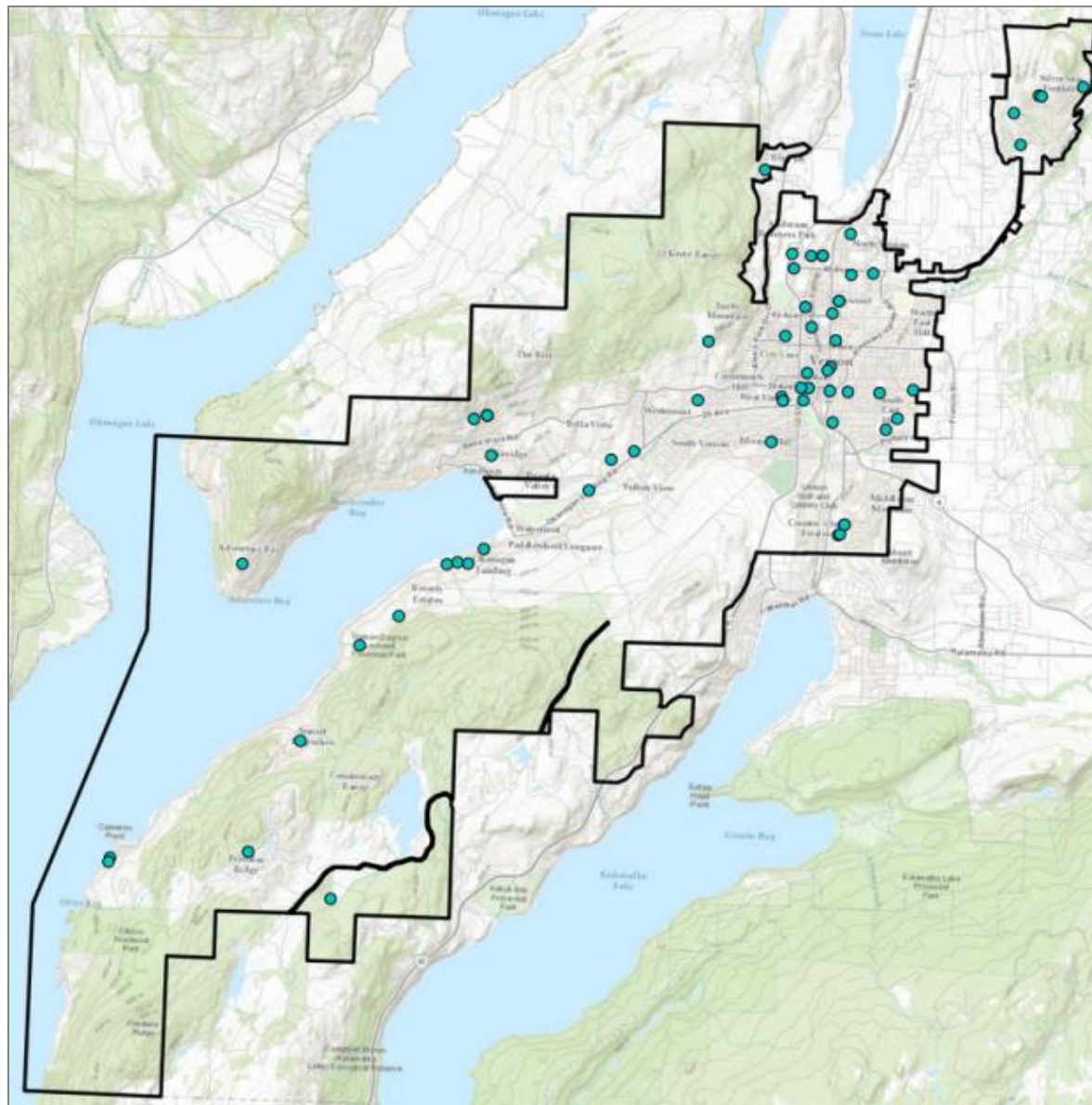


Source: DataBC

Community Development  
Planning

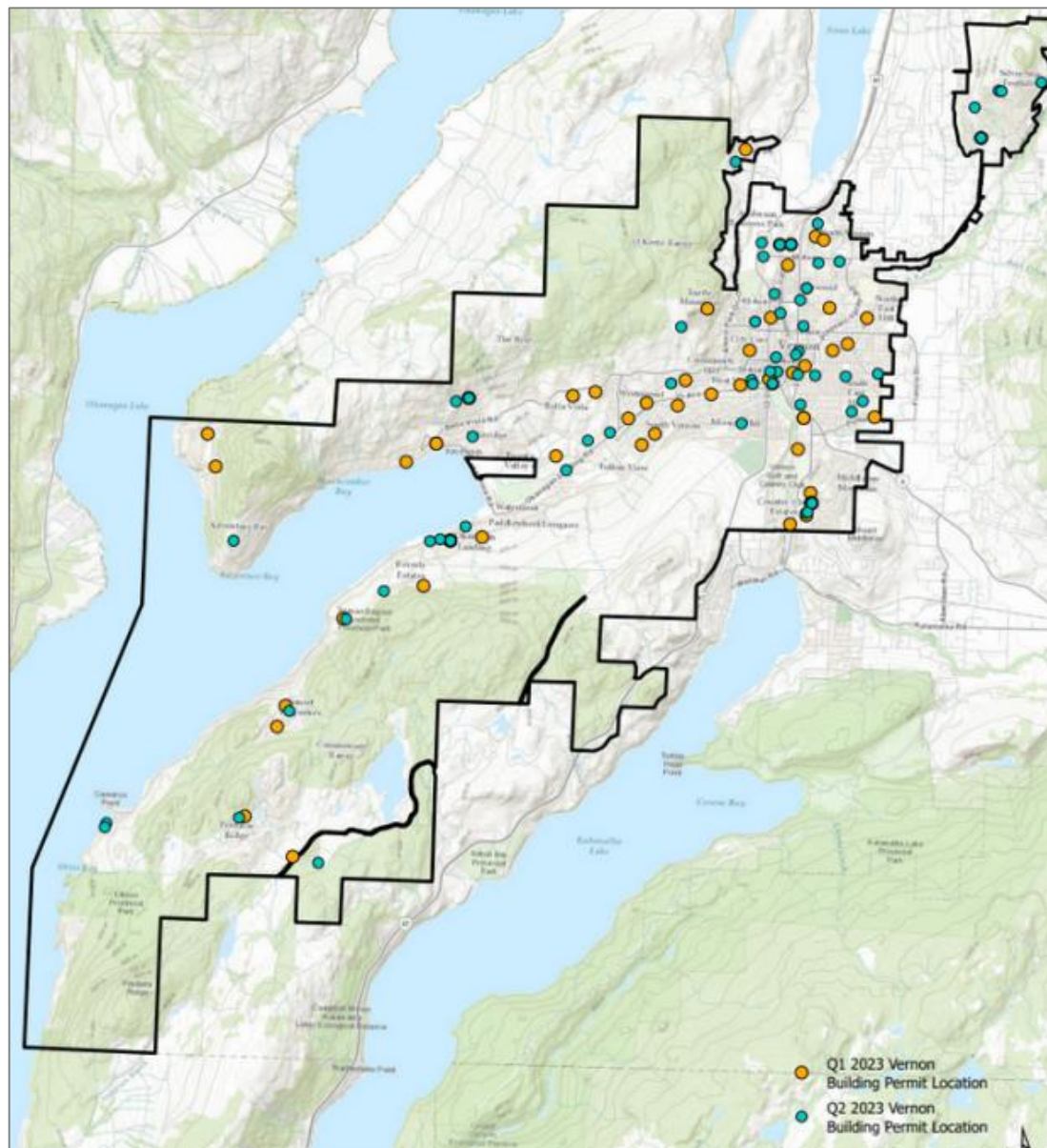
Real Estate Transaction  
Volume





# Q2 Development Map





# Development Previews & Highlights

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- Former Legion site redevelopment
- Mixed-use site with commercial & rental units
- 7,887 sq feet Commercial
- 75 One-bedroom units
- 20 Two-bedroom units
- 15 units are CHMC Accessible / Adaptable





- Redevelopment of existing Residential Property to new Mixed Use Building
- 5406 Square Foot Footprint
- 1700 Square Feet of Office Space
- 13 Stall Onsite Parking Garage
- 14 Residential Units
- Expect construction to start later this year



- 4 Story Mixed Use Building
- 26,700 square feet total space
  - 8 Commercial Units including drive through & 68 seat restaurant
  - 16 Residential Units – mix of 1 and 2 bedroom units
- Issue DP in early fall 2023



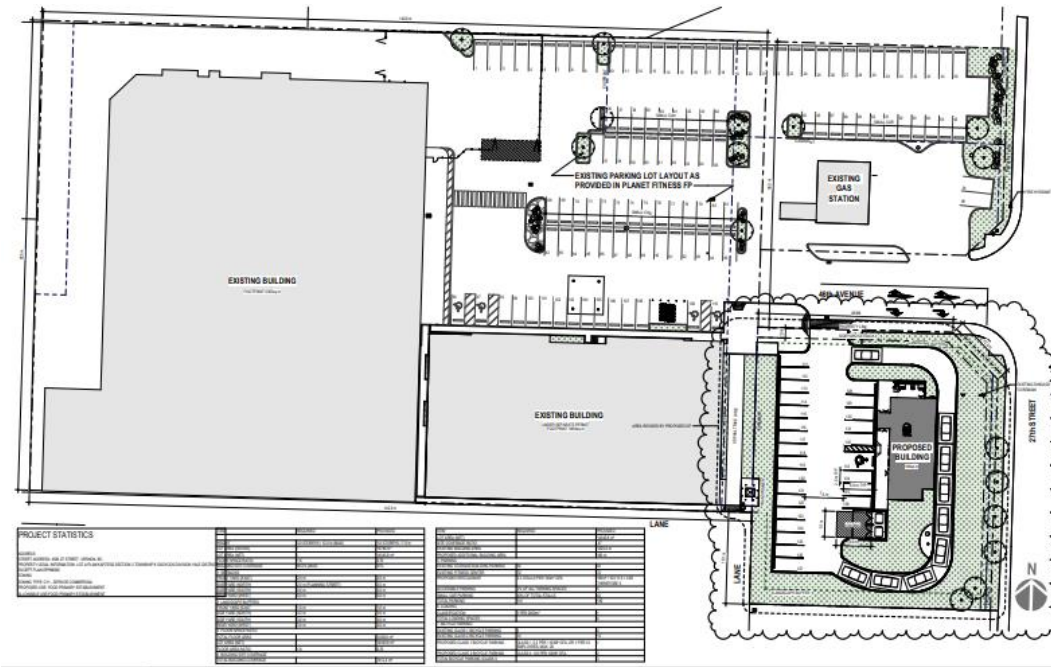


**SOUTH ELEVATION**

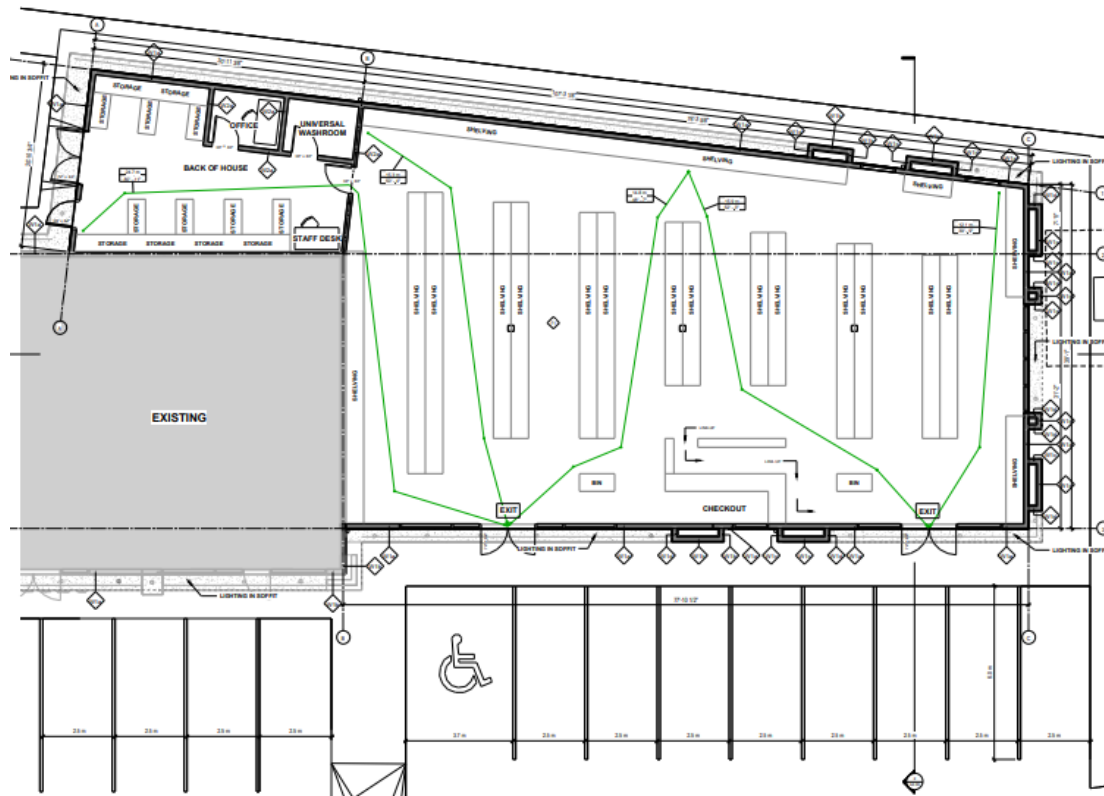


- Former Gymnastics Club Site
- Redevelopment using existing foot print
- Light Industrial Building – 3 Units
- 7,700 square feet
- I1 Zone provides opportunity for wide range of light industrial & commercial uses





- Second building as part of the form Canadian Tire site
- Adjacent new Planet Fitness Gym
- Taco Bell QSR with Drive Thru
- 20 Seat Dining Room
- Construction anticipated later this year



- Expansion of commercial space at Okanagan Landing Plaza
- 4000 square feet of new commercial retail space
- Expect construction later this year



## STUSSIS ON THE MOVE

### Vernon's Stussi Sport moving across the street to Silver Star Gateway

Jon Manchester - Jun 19, 2023 / 10:39 am



Photo: Google Street View

A longtime Vernon winter sport business is on the move.

Stussi Sport, long considered the experts on everything cross-country skiing, has announced a move to a new location after more than a quarter century in its Alpine lodge-themed Silver Star Road building.

But, they're not going far.

"We are so excited to announce some big changes here for us," Stussi says on its Facebook page.

"After over 25 years in the same location, we are moving to a new location.

"Don't worry - you'll still be able to find us on the way to the mountain as we are relocating across the street in the new Silver Star Business Gateway."



- 3 - Year Temporary Use Permit for retail use in the Silver Star Gateway Plaza (I1 Zoned property)
- Stussi Sports relocate across the street from their original property on Silver Star Road

# 404 – 5000 Silver Star Road



- Workforce Housing for Medical Residents
- Community Futures led project
- 2 Houses, each with a suite
- Provide homes for 6 medical residents
- Underway for arrival of first cohort (4) Medical Residents in May 2024.

Thank You

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